

**NOTICE OF PUBLIC HEARINGS**

**City of Morgan Hill Unincorporated Islands: Parcel Prezonings & Annexations**

The City of Morgan Hill is proposing to prezone and annex parcels that are within “unincorporated islands” as defined by the Santa Clara County Local Agency Formation Commission (LAFCO). These are properties that are located within the City’s Sphere of Influence and are already within the city’s Urban Service Area (USA), and are substantially surrounded by properties located within the city limits of Morgan Hill. The prezonings and annexations are consistent with the city’s General Plan and the GP Master EIR will be used; except that for Island #8 a Mitigated Negative Declaration will be used. The parcels listed in the chart below are included within islands, and public hearings are scheduled as shown below, to be held at Morgan Hill City Hall in the Council Chambers, located at 17555 Peak Avenue, Morgan Hill. ***This public notice supplements prior public notices and presents the pre-zoning designations recommended by the Planning Commission.***

<b>City Council Pre-Zoning &amp; Annexation Hearing #1</b>	<b>April 12, 2006</b>	<b>7:00 PM</b>	<b>Hearing for All Parcels within Islands</b>
<b>City Council final Pre-Zoning &amp; Annexation Hearing #2</b>	<b>May 24, 2006</b>	<b>7:00 PM</b>	<b>Final Hearing for All Parcels within Islands</b>

**THE ISLANDS ANNEXATION PROJECT CONSISTS OF THE FOLLOWING APPLICATIONS:**

**ISLAND #1: *ANX-05-01; ZA-05-17 City of Morgan Hill - Tilton & Hale:*** Island #1 is a 2.6-acre annexation area containing 4 parcels, located at Tilton and Hale Avenues. The zoning amendment consists of prezing APNs 764-09-002, -003, and -004 to the “Single Family R-1-12,000” zoning district, consistent with the existing city General Plan designation of Single Family Low 1-3 units per acre; and prezing APN 764-09-015 to the “Public Facilities” zoning district, consistent with the existing city General Plan designation of Public Facilities.

**ISLAND #2: *ANX-05-02; ZA-05-18 City of Morgan Hill -East of Hale:*** Island #2 is a 3.59-acre annexation area containing 5 parcels, located at Hale Avenue and Campoli Drive near the northern terminus of Del Monte Avenue. The zoning amendment consists of prezing APNs 764-23-017 and 764-24-001, -003, -004 and -005 to the “Single Family R-1-7,000” zoning district, consistent with the existing city General Plan designation of Single Family Medium 3-5 units per acre.

**ISLAND #3: *ANX-05-03; ZA-05-19 City of Morgan Hill - Teresa & Sabini:*** Island #3 is a 17.86-acre annexation area containing 5 parcels located Llagas Road/Teresa Lane and Sabini Court. The zoning amendment consists of prezing APNs 773-32-010, -011, -012, -013 and -014 to the “Residential Estate RE-40,000” zoning district, consistent with the existing city General Plan designation of Residential Estate 0-1 units per acre.

**ISLAND #5: *ANX-05-05; ZA-05-21 City of Morgan Hill - Cochrane & Mission View:*** Island #5 is a 54.92-acre annexation area containing 3 parcels located at Cochrane Road and Mission View. The zoning amendment consists of prezing APN 728-36-006, as well rezoning APN 728-36-011 (an adjacent 1.65-acre parcel already within the city limits located in at the corner of Cochrane and Mission View), to the “Single Family R-1-7,000” zoning district; and prezing APNs 728-36-007 and -008 to the “Single Family R-1-9,000” zoning district. These zonings are consistent with the existing General Plan designation of Single Family Medium 3-5 units per acre. The City is subject to Court Judgment 474873, which requires the City to annex these lands as a result of the Cochrane Road Assessment District lawsuit.

**ISLAND #6: *ANX-05-06; ZA-05-22 City of Morgan Hill - Cochrane & Peet:*** Island #6 is a 141.99-acre annexation area containing 3 parcels located at Cochrane and Peet Roads. The zoning amendment consists of prezing APNs 728-34-001 and -008 to the “Public Facilities” zoning district, consistent with the existing city General Plan designation of Public Facilities; and prezing APN 728-34-009 to three zoning classifications all with the Residential Planned Development Overlay, consistent with the existing city General Plan designation of Single Family Low 1-3 units per acre, as follows: “Single Family R-1-12,000/RPD (34.77 acres); Single Family R-1-20,000/RPD (45.03 acres); and Residential Estate RE-40,000/RPD (41.51 acres). The City is subject to Court Judgment 474873, which requires the City to annex these lands as a result of the Cochrane Road Assessment District lawsuit.

**ISLAND #7: *ANX-05-07 City of Morgan Hill - Diana & Hill (El Dorado III):*** Island # 7 is a 23.99 acre annexation area that includes the existing El Dorado III subdivision, containing 46 homes. The area is already prezoned to the Single Family Low Density R-1-12,000 zoning classification, consistent with the existing General Plan land use designation of Single Family Low 1-3 units/acre. APNs 728-07-001 through 728-07-046.

**ISLAND #8: *ANX-05-08; ZA-05-32 City of Morgan Hill - US Hwy 101 & Condit:*** Island #8 is a 62.34-acre annexation area containing 4 parcels, of which two (APN 728-17-011 and -025) are already appropriately prezoned as Planned Unit Development-Commercial. The zoning amendment consists of prezing the other 2 parcels, which include a Water District drainage channel (APN 728-17-008) and a City well site (APN 728-17-024), to the “PF Public Facilities” zoning district, consistent with the existing city General Plan designations.

**ISLAND #9: *ANX-05-09 City of Morgan Hill - E. Dunne-Wong:*** Island #9 is a 4.83-acre annexation area containing 1 parcel, APN 817-19-043, which is already prezoned to the R-1-7,000 zoning classification, consistent with the existing Single Family Medium 3-5 du/acre General Plan land use designation.

**ISLAND #10: *ANX-05-10 City of Morgan Hill – Murphy:*** Island #10 is a 2.34 acre annexation area containing 1 parcel, APN 817-19-001. The parcel is already prezoned to the R-1-7,000 zoning classification, consistent with the existing General Plan designation of Single Family Medium 3-5 unit per acre.

**ISLAND #11: *ANX-05-11; ZA-05-33 City of Morgan Hill - Condit & Murphy:*** Island #11 is a 18.71-acre annexation area consisting of 2 parcels, located along Condit Road, and bounded by San Pedro and Murphy Avenues. The zoning amendment consists of prezing APNs 817-12-006 and -009 to the “CG General Commercial” zoning district, consistent with the existing city General Plan designation of Commercial.

**ISLAND #12: *ANX-05-12 City of Morgan Hill - Dewitt:*** Island #12 is a 2.00-acre annexation area consisting of one parcel located at 16775 Dewitt Avenue. The parcel, APN 773-08-016, is already prezoned to the “Single Family R-1-12,000 / Residential Planned Development zoning overlay” classification, consistent with the existing city General Plan designation of Single Family Low 1-3 units per acre.

**ISLAND #13: *ANX-05-13; ZA-05-23 City of Morgan Hill - Tennant & Railroad:*** Island #13 is a 2.87-acre annexation area containing 2 parcels located at Tennant and the UPRR tracks. The zoning amendment consists of prezing APN 817-06-053 to the “ML Light Industrial” zoning district, consistent with the existing city General Plan designation of Industrial; and prezing APN 817-06-054 to the “PF Public Facilities” zoning district, consistent with its use as a transportation facility.

**ISLAND #14: *ANX-05-14 City of Morgan Hill - Monterey:*** Island #14 is a 20.26-acre annexation area containing 3 parcels located along Monterey Road near the terminus of Watsonville Road. The area has already been prezoned “Planned Unit Development–Light Industrial (PUD-ML)”, consistent with its existing city General Plan designation of Industrial. APNs 817-06-004, -005, -006.

**ISLAND #16: *ANX-05-16 City of Morgan Hill - Diana & Jasmine:*** Island #16 is a 19.04-acre annexation area containing which are already prezoned as R-1-12,000/Residential Planned Development Overlay. This is consistent with the existing city General Plan designation of Single Family Low 1-3 units per acre. APNs 728-18-012, 728-19-001, -002.

**ISLAND #17: *ANX-05-17; ZA-05-35 City of Morgan Hill - W. Edmundson & Piazza:*** Island #17 is a 12.64-acre annexation area containing 4 parcels located along West Edmundson at Piazza. The zoning amendment consists of changing the existing prezing for APN 767-21-045 to remove the RPD overlay, such that the change is from R-2 (3,500)/RPD to a prezing of “Multi Family R-2 (3,500)” zoning district, consistent with the existing city General Plan designation of of “Multi-Family Low 5-14 du/acre”. The 3 other parcels (APNs 767-21-013, -014 and -015) are already pre-zoned to the “Single Family Medium Density (R-1-9,000)/Residential Planned Unit Development (RPD)” district, consistent with the Single Family Medium 3-5 units per acre General Plan designation.